



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Mallory Ress, Planner I

RE: Discussion and Possible Action on P21-0170 Mayberry on Rittenhouse Preliminary Plat, a request from Sean Lake, Pew and Lake, PLC, for Preliminary Plat approval of an approximately 15.88-acre, 186 unit condominium subdivision located east of the southeast corner of Sossaman and Rittenhouse roads

DATE: June 8, 2022

STAFF RECOMMENDATION

Staff recommends approval of P21-0170 Mayberry on Rittenhouse Preliminary Plat, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P21-0170 Mayberry on Rittenhouse Preliminary Plat, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request for Preliminary Plat approval for an approximately 15.88-acre, 186 unit condominium subdivision located east of the southeast corner of Sossaman and Rittenhouse roads. The 186 units are one and two-story, detached and attached homes and are spread across 120 buildings.

HISTORY

Feb. 7, 2001: The Town Council approved Ordinance No. 197-01, annexing approximately 5 acres of land, a portion of which is the easternmost portion of the project site. The equivalent Town Zoning District of R1-43 was provided for the annexed land.

July 17, 2019: The Town Council approved Ordinance No. 703-19, annexing approximately 10 acres of land, which is the central portion of the

project site. The equivalent Town Zoning District of R1-43 was provided for the annexed land.

June 1, 2022:

The Town Council approved Ordinance No. 788-22, annexing the easternmost 1.42 acres of the project site. At the same meeting, the Town Council approved Ordinance No. 789-22, rezoning the entire site from R1-43 to MDR PAD.

PROJECT INFORMATION

Mayberry on Rittenhouse Preliminary Plat Project Information	
Site Location	East of the southeast corner of Sossaman and Rittenhouse roads
Current Zoning	Medium Density Residential (MDR/PAD)
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	C-2 (Vacant/Future MDR development proposed)
South	R1-9 (Rittenhouse Ranch) RU-43 (LDS Church)
East	R1-9 (Rittenhouse Ranch)
West	RU-43 (Maricopa County Acre lots)
Gross and Net Acreage	16.76-acres (gross) 15.88-acres (net)
Total Lots/Units	186 condominium units
Net Density	11.7 du/acre
Net Open Space	Required: 3.18 acres Provided: 5.79 acres
Parking	Required: 331 Provided: 342

DISCUSSION

This proposal consists of a request for Preliminary Plat approval for an approximately 15.88-acre, 186 unit condominium subdivision located east of the southeast corner of Sossaman and Rittenhouse roads. The 186 condominium units are spread across 120 buildings consisting of four building types. Building type one is a single-story duplex. Thirty-three buildings of this type are distributed throughout the project for a total of 66 units. Building type two is a single-story detached home. There are 54 buildings of this type for a total of 54 units. Building type three is a two-story duplex and 25 of these buildings are dispersed throughout the site for a total of 50 units. Building type four is a carriage style home, with six garages at the first floor and two units at the second floor. There are eight of these buildings throughout the project for a total of 16 units.

The entry to the Mayberry on Rittenhouse gated condominium community is located central to the site along Rittenhouse Road. A second gated and locked access point is located at the eastern portion of the site along Rittenhouse and may only be used for emergency purposes. As part of the project, the developer is required to install traffic calming measures including a right out diverter at the main exit from the development. The developer is also required to provide a deceleration right turn lane on Rittenhouse Road with 100-feet of storage length and a 100-foot

taper, and a deceleration left turn lane on Rittenhouse Road with 155-feet of storage and a 45-foot taper. Additionally, to address sewer alignment in the project area, the developer is required to provide a private sewer connection at Sossaman Road by way of a private sewer easement through the adjacent property to the west of the project site. The proposed preliminary plat meets all zoning and engineering design requirements.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. The following table outlines the modified development standards for the proposed project:

Zoning District	Max. Building Height	Min. Building Separation	Max. Lot Coverage	Front Setback	Side Setback	Rear Setback
MDR Required	36 feet	15 feet	60% ¹	10 feet	5 feet ²	10 feet
R1-7/PAD Proposed	36 feet	10 feet	60% ¹	10 feet	5 feet ²	10 feet

¹ Lot coverage shall be calculated for the overall development

² Side yard setbacks may be 0' for attached housing products and other designs such as but not limited to detached z-lot configurations with the application of a use benefit easement.

3. The developer shall be required to provide water connections to the adjacent landscape median on Rittenhouse Road and install landscaping in the median. The Condominium Owner's Association, or similar ruling body, shall be responsible for the installation and maintenance of landscaping in the arterial landscape median.
4. A fair disclosure agreement and/or covenant should be provided to lessee's or buyers stating the following: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers, and commercial air cargo operations, all of which are expected to use large commercial aircraft. General aviation activity includes using corporate and executive jets, helicopters, and propeller aircraft. Aviation flight training school includes using training aircraft. Military activity includes using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes." Any public reports filed with the Arizona Department of Real Estate shall include the previously referenced disclosure statement.

5. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
6. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
7. Subdivision developments consisting of 6 parcels or more are required to obtain an Arizona Department of Water Resources (ADWR) Certificate of Assured Water Supply (CAWS). A copy of the CAWS in the builder/ developer's name, will have to be provided to the Town of Queen Creek Water Division. This may be accomplished by transferring current CAWS, or converting an existing Analysis of Assured Water Supply associated with the proposed development, or by applying for a new CAWS in the event that one does not currently exist. The Town of Queen Creek Water Division cannot agree to supply water to the subdivision unless this stipulation is met as the Town of Queen Creek does not have a 100 year assured water designation. The Town has however completed a Physical Availability Determination (PAD) study that has evaluated most properties in the area to determine that the groundwater hydrology can support new development in undeveloped portions of the Town. This information was developed as the technical background needed to obtain a CAWS and can be provided upon request.

As a part of the CAWS program, the project will also need to be enrolled as a member in the Central Arizona Groundwater Replenishment District ("CAGRDR") program with ADWR before the Town of Queen Creek can supply water to the development.

8. Properties located within Phoenix Mesa Gateway Airport Overflight Area 3 shall implement the following:
 - Final plats shall note the potential for objectionable aircraft noise. Specifically, the plat shall note the following:
 - "This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft."
 - Sales offices for new single family residential projects shall provide notice to prospective buyers that the project is located within an Overflight Area. Such notice shall consist of a sign at least two foot by three foot (2' x 3') installed at the entrance to the sales office or leasing office at each residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales

office is permanently closed. The sign shall state the following in letters of at least one inch (1") in height:

- “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: (602) 468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: (480) 988-7600.”
- Leasing offices for new multi-family residential projects shall provide notice to prospective lessees that the project is located within an Overflight Area. Such notice shall consist of a sign at least two foot by three foot (2' x 3') installed at the entrance to the sales office or leasing office at each residential project. The sign shall be installed prior to commencement of leases and shall not be removed until the leasing office no longer leases units in the new project. The sign shall state the following in letters of at least one inch (1") in height:
 - “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: (602) 468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: (480) 988-7600.”
- Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report:
- The construction, alteration, moving, and substantial repair of any human occupied building or structure in the new project shall achieve an exterior to interior Noise Level Reduction (NLR) of 25 decibels (dB) or an exterior to interior NLR that results in an interior noise level of 45 DNL or less. The developer shall submit a signed and sealed letter from a registered architect or engineer certifying that construction materials, methods, and design were employed to achieve the required noise reduction. A copy of the certification shall be submitted with the application for a building permit.
- The owners of the new project, including mortgagees, other lien holders and easement holders, shall execute an aviation easement prior to or concurrently with the recordation of any final plat or approval of a final site plan for the new project. The easement shall be in a form approved by the Director of Planning.

ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Preliminary Plat

Project Name: Mayberry on Rittenhouse Aerial Map

Case Number: P21-0170

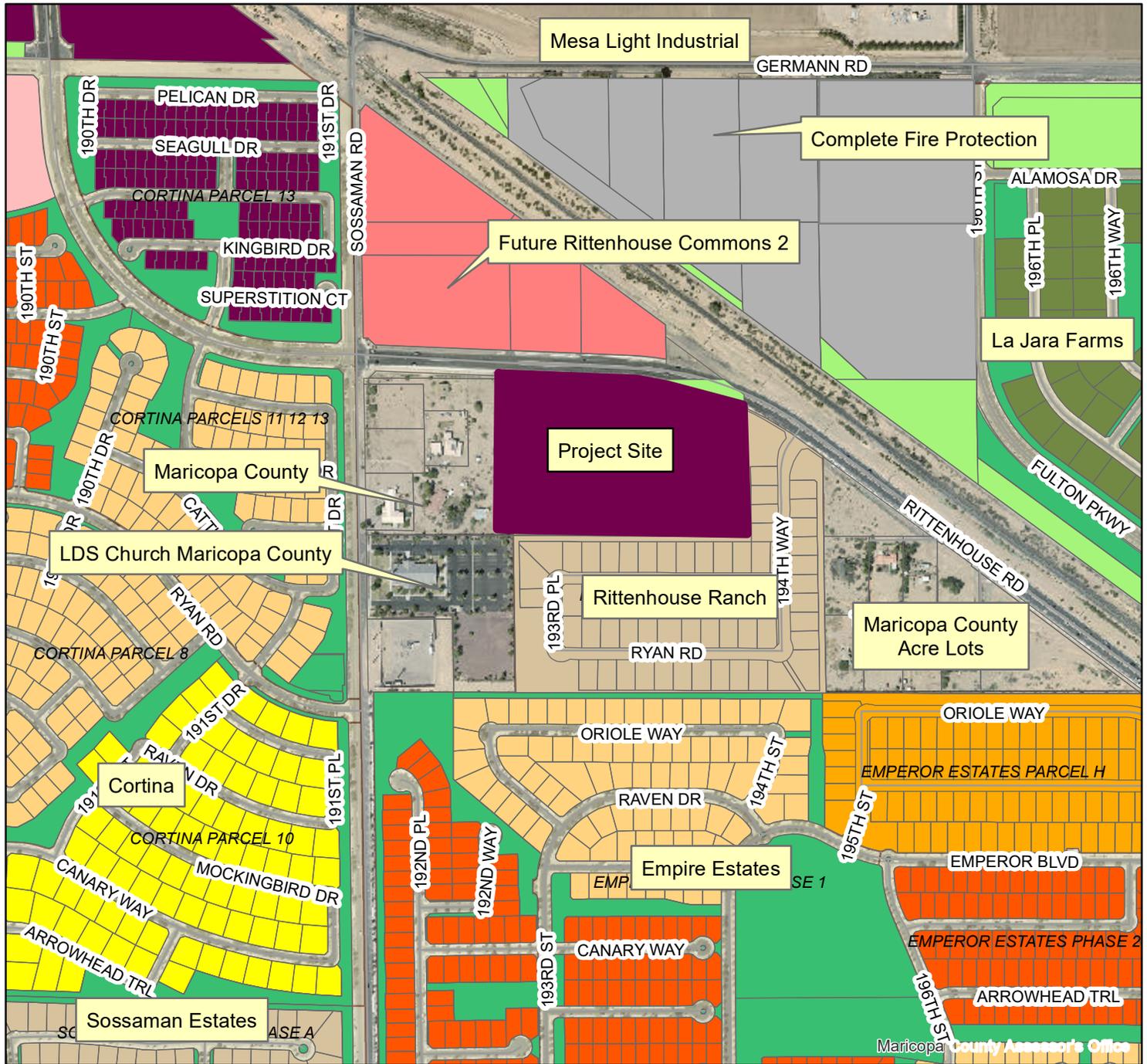
Hearing Date: June 8, 2022



Project Name: Mayberry on Rittenhouse Zoning Exhibit

Case Number: P21-0170

Hearing Date: June 8, 2022



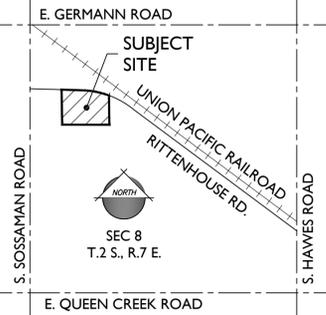
Zoning Districts

RC - Recreation/Conservation	PQP - Public/Quasi-Public	R1-8 - Residential	R1-54 - Residential
C-1 - Commercial	HDR - Residential	R1-9 - Residential	R1-190 - Residential
C-2 - Commercial	MDR - Residential	R1-12 - Residential	PCD - Planned Community
C-3 - Commercial	R1-4 - Residential	R1-15 - Residential	AT - Agritainment
TC - Commercial	R1-5 - Residential	R1-18 - Residential	SP - Special District
EMP A - Office/Industrial Park	R1-6 - Residential	R1-35 - Residential	
EMP B - General Industrial	R1-7 - Residential	R1-43 - Residential	

PRELIMINARY PLAT FOR MAYBERRY ON RITTENHOUSE

A PORTION OF THE NORTHWEST QUARTER, SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA SALT
RIVER MERIDIAN PINAL COUNTY, ARIZONA.

VICINITY MAP N.T.S.



PROJECT TEAM

DEVELOPER
PROPERTY DESIGN DEVELOP. LLC
3707 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
TEL: (602)-795-7800
CONTACT: MICHAEL CLEMENT
mike@PDBuild.com

**PLANNER, CIVIL ENGINEER &
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON
josh.hannon@epsgruoinc.com

PROJECT DATA

A.P.N. LOCATION: 304-62-926; 304-61-989; 054 (PORTION OF)
E/SEC OF RITTENHOUSE AND
SOSSAMAN ROADS

EXISTING GENERAL PLAN:
EXISTING ZONING:
PROPOSED ZONING:
R1-43, RU-43
MDR PAD

GROSS AREA (A): 16.76 ACRES
ARTERIAL & COLLECTOR R/W (a): 0.88 ACRES
NET AREA: 15.88 ACRES

NO. OF UNITS: 186
NET DENSITY: 11.7 DU/AC

OPEN SPACE: 5.79 ACRES (36% OF NET AREA)

BUILDING SETBACKS:
FRONT (NORTH) 10 FEET
SIDE (EAST & WEST) 5 FEET
REAR (SOUTH) 10 FEET

LANDSCAPE SETBACKS:
FRONT (NORTH) 30' FEET (FROM RITTENHOUSE ROAD R/W)
SIDE (EAST & WEST) 25 FEET
REAR (SOUTH) 25 FEET

UTILITIES & SERVICES

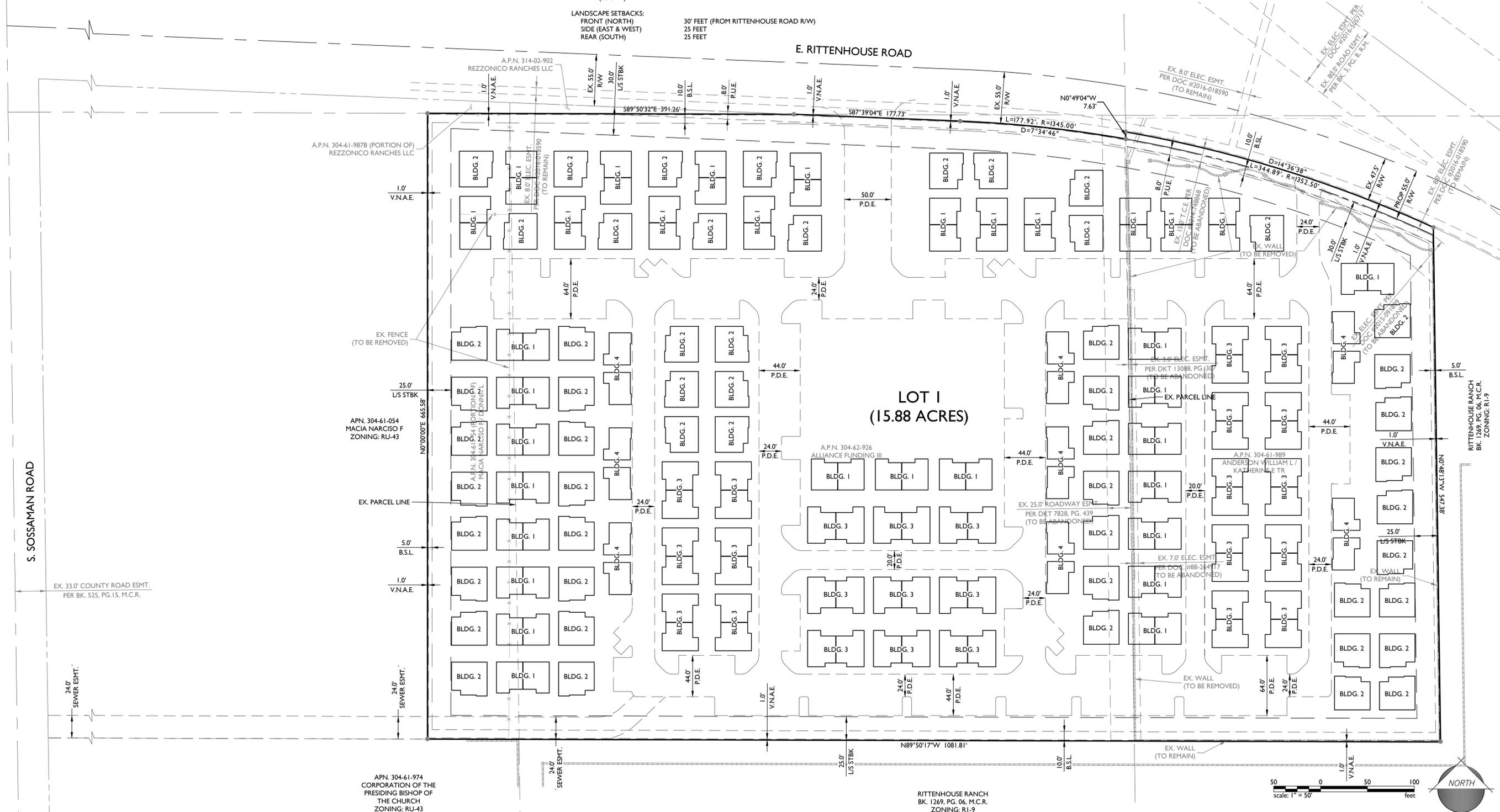
WATER TOWN OF QUEEN CREEK
SEWER TOWN OF QUEEN CREEK
GAS CITY OF MESA GAS
ELECTRIC SALT RIVER PROJECT (SRP)
TELEPHONE CENTURY LINK / COX
CABLE TV CENTURY LINK / COX
REFUSE TOWN OF QUEEN CREEK
FIRE TOWN OF QUEEN CREEK
POLICE TOWN OF QUEEN CREEK

LEGEND

● FIRE HYDRANT	SEWER LINE
○ MANHOLE	WATER LINE
R/W RIGHT-OF-WAY	BCF BRASS CAP FLUSH
PUE PUBLIC UTILITY EASEMENT	BCBH BRASS CAP IN HANDHOLE
SVT SIGHT VISIBILITY TRIANGLE EASEMENT	COP CITY OF PHOENIX
U.B.E. USE AND BENEFIT EASEMENT	FD FOUND
EMER. EMERGENCY	P/L PROPERTY LINE
P.D.E. PRIVATE DRIVEWAY EASEMENT	RB REBAR
R.E. ROADWAY EASEMENT	SEARCHED FOR, NOTHING FOUND
S/W SIDEWALK	5FNF OVERHEAD ELECTRIC LINE
B/C BACK OF CURB	PROPERTY BOUNDARY
L/S LANDSCAPE	STREET CENTERLINE
STBK. SETBACK	STREET RIGHT-OF-WAY
B.S.L. BUILDING SETBACK LINE	LOT LINE

GENERAL NOTES

- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO TOWN OF QUEEN CREEK MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- WELLS MUST BE REGISTERED PRIOR TO DISPOSITION AND DOCUMENTATION PROVIDED TO THE TOWN. CONTACT THE TOWN PUBLIC WORKS DEPARTMENT AT (480) 358-3000 TO COORDINATE WELL REGISTRATION AND DISPOSITION THIS PROPERTY. DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.



1130 N. Alma School Rd., Ste. 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com

Maryberry on Rittenhouse
Queen Creek, AZ

Preliminary Plat

Project: Maryberry on Rittenhouse Preliminary Plat

Revisions:

AUGUST 2, 2021 - 1ST SITE PLAN SUB.
JANUARY 13, 2022 - 2ND SITE PLAN SUB.
MARCH 1, 2022 - 3RD SITE PLAN SUB.
APRIL 13, 2022 - 4TH SITE PLAN SUB.

Call at least two full working days before any begin construction.

Designer: JH
Drawn by: JAJ

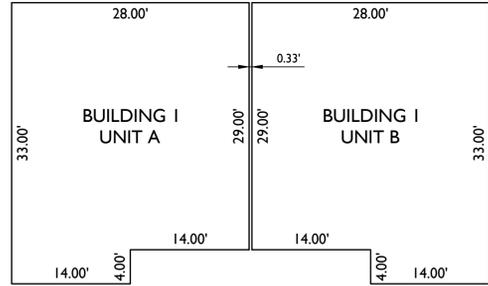
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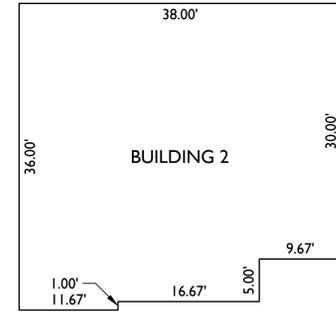
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21-0069 - Mayberry on Rittenhouse

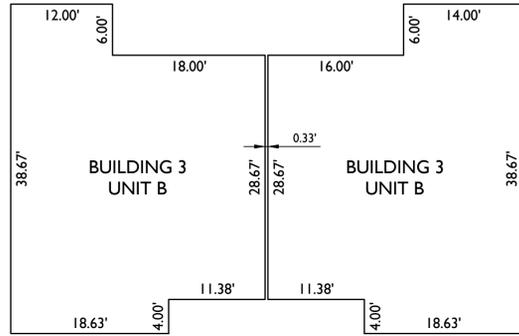
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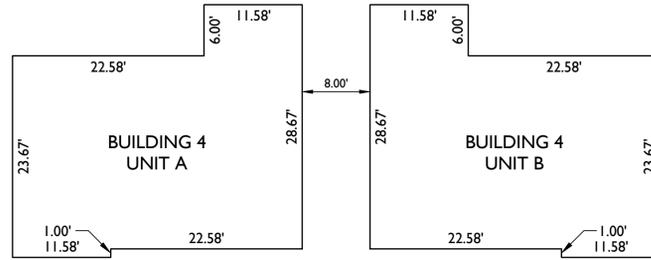
BUILDING I
SCALE: 1" = 10'



BUILDING 2
SCALE: 1" = 10'



BUILDING 3
SCALE: 1" = 10'



BUILDING 4
SCALE: 1" = 10'

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www.epsgroupinc.com



Maryberry on Rittenhouse
Queen Creek, AZ
Unit Dimensions

Project

Revisions:
AUGUST 7, 2021 - 1ST SITE PLAN SUB.
JANUARY 13, 2022 - SITE PLAN SUB.
MARCH 1, 2022 - 3RD SITE PLAN SUB.
APRIL 13, 2022 - 4TH SITE PLAN SUB.



Designer: JH
Drawn by: JAJ



Job No.
21-0069

PP02

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